

**NOTICE OF FORECLOSURE SALE**

Notice is hereby given of a public nonjudicial foreclosure sale.

1. Deed of Trust. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the following described deed of trust:

Date: February 8, 2008

Grantor: The Unlimited Praise Church, a/k/a  
Unlimited Praises Ministries

Beneficiary: Citizens National Bank, successor in interest to First  
Mexia Bank, branch of East Texas National Bank

Substitute Trustee: Scott A. Ritcheson

Recording Information: Deed of Trust recorded in Volume 1269, Page 733, of  
the Official Public Records of Limestone County,  
Texas.

2. Property to be Sold. The property to be sold (the "Property") is described as follows:

**TRACT ONE:**

**Being the South ½ of Lots 6, 7 and 8, Block 27, City of Mexia, Limestone County, Texas, according to the map of said city of record in Volume 2, Page 17, Plat Records of Limestone County, Texas.**

**TRACT TWO:**

**Being Lot 15, Block 23, City of Mexia, Limestone County, Texas, according to the map of said addition of record in Volume 2, Page 17, Plat Records of Limestone County, Texas.**

3. Date, Time, and Place of Sale. The sale is scheduled to be held at the following date, time and place:

Date: **November 3, 2015**

Time: The sale shall begin no earlier than 1:00 p.m. or no later than three (3) hours thereafter. The sale shall be completed by no later than 4:00 p.m.

A purchaser at the sale of the Property "acquires the Property "AS IS" without any expressed or implied warranties" (except as to the warranties of title from the grantor identified in the deed of trust described below). Any purchaser acquires the Property "at the purchaser's own risk." Texas Property Code §51.009. Nothing set forth in this Notice is an express or implied representation or warranty regarding the Property, all of which are specifically disclaimed by the undersigned and by the beneficiary of the herein described deed of trust.

5. Type of Sale. The sale is a nonjudicial deed of trust lien foreclosure sale being conducted pursuant to the power of sale granted by the deed of trust executed by Unlimited Praises Ministries, d/b/a Unlimited Praises Church Day Care Center. The deed of trust is dated February 8, 2008, and is recorded in the office of the County Clerk of Limestone County, Texas, in Volume 1269, Page 733 of the Official Public Records of Limestone County, Texas.

6. Obligations Secured. The deed of trust provides that it secures the payment of the indebtedness and obligations therein described (collectively the "Obligations") including, but not limited to, (1) the February 8, 2008 real estate lien note in the original principal amount of \$63,708.00, executed by Unlimited Praises Ministries d/b/a Unlimited Praises Church Day Care Center, and payable to the order of First Mexia Bank, Branch of East Texas National Bank of Palestine (now known as Citizens National Bank); (2) all renewals and extensions of the note including the note dated March 28, 2014 in the amount of \$52,156.73; (3) all interest, late charges, fees and other expenses payable under said note on the herein described deed of trust; and (4) all other debts and obligations described in the deed of trust (including all debts secured by any cross-collateralization clause in the deed of trust). Citizens National Bank is the current owner and holder of the Obligations and is the beneficiary under the deed of trust.

Place: Limestone County Courthouse in Groesbeck, Texas, at the following location:

In the area designated by the Commissioners' Court of Limestone County pursuant to section 51.002 of the Texas Property Code or, if no such area has been designated, then at the front door of the Courthouse facing State Street.

The deed of trust permits the beneficiary to postpone, withdraw, or reschedule the sale for another day. In that case, the trustee or substitute trustee under the deed of trust need not appear at the date, time and place of a scheduled sale to announce the postponement, withdrawal, or rescheduling. Notice of the date of any rescheduled foreclosure sale will be reposted and refiled in accordance with the posting and filing requirements of the Texas Property Code. Such reporting or refiling may be after the date originally scheduled for this sale.

4. Terms of Sale. The sale will be conducted as a public auction to the highest bidder for cash, subject to the provisions of the deed of trust permitting the beneficiary thereunder to have the bid credited to the note up to the amount of the unpaid debt secured by the deed of trust at the time of sale.

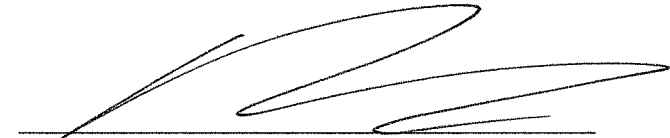
Those desiring to purchase the property will need to demonstrate their ability to pay cash on the date the property is sold.

The sale will be made expressly subject to unpaid ad valorem taxes and any title matters set forth in the deed of trust, but prospective bidders are reminded that by law the sale will necessarily be made subject to all other matters of record affecting the Property, if any, to the extent that they remain in force and effect and have not been subordinated to the deed of trust. Prospective bidders are strongly urged to examine the applicable property records to determine the nature and extent of such matters, if any.

Questions concerning the sale may be directed to the undersigned or to the beneficiary, Citizens National Bank, Attention: Rick Sanders, telephone (254) 562-5396, ext. 2604.

7. Default and Request to Act. Default has occurred under the deed of trust, and the beneficiary has asked me, as substitute trustee, to conduct this sale. Notice is given that before the sale the beneficiary may appoint another person substitute trustee to conduct the sale.

DATED: October 6, 2015.



SCOTT A. RITCHESON, Substitute Trustee  
821 ESE Loop 323, Suite 530  
Tyler, Texas 75701  
Tel: (903) 535-2900  
Fax: (903) 533-8646

**Notice to Members of the Armed Forces of the United States:**

**Assert and protect your rights as a member of the armed forces of the United States. If you are or your spouse is serving on active military duty, including active military duty as a member of the Texas National Guard or the National Guard of another state or as a member of a reserve component of the armed forces of the United States, please send written notice of the active duty military service to the sender of this notice immediately.**

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Filed for Record in:  
Limestone County

On: Oct 09, 2015 at 11:11A

By: Janice Ledet

STATE OF TEXAS

COUNTY OF LIMESTONE

I hereby certify that this instrument was filed on the date and time stamped hereon by me and was duly recorded in the named records of Limestone County as stamped hereon by me.

Oct 09, 2015

Peggy Beck, County Clerk  
Limestone County